

PHA 5-Year and Annual Plan TN053v01 – Final	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>McMinnville Housing Authority</u> PHA Code: <u>TN053</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>428</u> Number of HCV units: <u>0</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:		Not Applicable		
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. See below.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: See Attachment No. 1				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See Attachment No. 2				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Not required to be submitted to HUD for Qualified Public Housing Agencies per PIH Notice 2008-41. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Not Applicable.				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. Not Applicable.				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. See Attached.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. Not required to be submitted to HUD for Qualified Public Housing Agencies per PIH Notice 2008-41.				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. Not required to be submitted to HUD for Qualified Public Housing Agencies per PIH Notice 2008-41.				
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. Not Applicable.				
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Not required to be submitted to HUD for Qualified Public Housing Agencies per PIH Notice 2008-41.				

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. Not required to be submitted to HUD for Qualified Public Housing Agencies per PIH Notice 2008-41.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. See Section 5.2</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" Not required to be submitted to HUD for Qualified Public Housing Agencies per PIH Notice 2008-41.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (Attachment 3)</p> <p>(g) Challenged Elements (Attachment 4)</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

ATTACHMENT NO. 1: MISSION STATEMENT

The mission of the McMinnville Housing Authority is to provide affordable housing for low income residents of our community. We will strive to provide safe, sanitary, and drug free housing for our residents in a stable living environment free from discrimination. We will promote the well being of our clients including: coordinating after school programs, educational opportunities, self-sufficiency and economic independence. We will also strive to improve our energy efficiency thereby reducing utility costs.

ATTACHMENT NO. 2:

Section 5.2 Goals and Objectives

A. GOALS AND OBJECTIVES FOR THE UPCOMING 5-YEAR PLANNING PERIOD (2010 THROUGH 2014)

1. Expand the supply of assisted living. The McMinnville Housing Authority will continue to work with local, state, and federal agencies to attempt to obtain funding to provide additional services to elderly residents during the plan period.
2. Improve the quality of assisted housing by continuing to renovate existing public housing units during the plan period.
3. Promote self-sufficiency and asset development of assisted households by providing or attracting supportive services to increase independence for the elderly and families with disabilities.

B. PROGRESS IN MEETING GOALS AND OBJECTIVES DESCRIBED IN THE PREVIOUS 5-YEAR PLAN.

1. **Goal No. 1:** Expand the supply of assisted living. The McMinnville Housing Authority will continue to work with local, state, and federal agencies to attempt to obtain funding to provide additional services to elderly residents during the plan period.

Progress: The McMinnville Housing Authority worked through the State Housing Authority Association to advocate for legislation and funding to provide for home and community-based Medicaid Waivers for in-home nursing care. Legislation was passed and the progress has been funded for the last 2 years. The McMinnville Housing Authority has residents who are beneficiaries of this program.

2. **Goal No. 2:** Improve the quality of assisted housing by continuing to renovate existing public housing units during the plan period

Progress: The McMinnville Housing Authority has continued to utilize its Capital Fund Program monies to renovate its public housing units. These improvements are outlined in the housing authority's Annual Performance and Evaluation Reports.

3. **Goal No. 3:** Promote self-sufficiency and asset development of assisted households by providing or attracting supportive services to increase independence for the elderly and families with disabilities.

Progress: The McMinnville Housing Authority worked through the State Housing Authority Association to advocate for legislation and funding to provide for home and community-based Medicaid Waivers for in-home nursing care. Legislation was passed and the progress has been funded for the last 2 years. The McMinnville Housing Authority has residents who are beneficiaries of this program.

ATTACHMENT NO. 3: RESIDENT ADVISORY BOARD COMMENTS

The McMinnville Housing Authority staff discussed the FY 2010 Agency Plan/5-Year Plan and the detailed list of proposed FY 2010 and 5-Year capital fund improvements with the MHA Resident Advisory Board (RAB) members and other tenants present at the May 14, 2009 RAB Meeting and the June 17, 2009 formal Public Hearing. The RAB and all participants supported the proposed CFP work items.

ATTACHMENT NO. 4: CHALLENGED ELEMENTS

No challenged elements.

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part I: Summary

PHA Name: McMinnville Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P05350110 Replacement Housing Factor Grant No:		Federal FY of Grant: 2010	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:				<input type="checkbox"/> Final Performance and Evaluation Report	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00			
2	1406 Operations	\$50,000.00			
3	1408 Management Improvements	\$150,000.00			
4	1410 Administration	\$75,000.00			
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$51,000.00			
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$30,000.00			
10	1460 Dwelling Structures	\$309,000.00			
11	1465 Dwelling Equipment—Nonexpendable	\$0.00			
12	1470 Nondwelling Structures	\$20,000.00			
13	1475 Nondwelling Equipment	\$55,000.00			
14	1485 Demolition	\$0.00			
15	1492 Moving to Work Demonstration	\$0.00			
16	1495.1 Relocation Costs	\$0.00			
17	1499 Development Activities	\$10,000.00			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PEA Name: McMinnville Housing Authority			Grant Type and Number Capital Fund Program Grant No: TN43P05350110 Replacement Housing Factor Grant No:		Federal FY of Grant: 2010
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18a	1501 Collateralization or Debt Service	\$0.00			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			
18	1502 Contingency	\$0.00			
20	Amount of Annual Grant: (sum of lines 2 – 20)	\$750,000.00			
21	Amount of line 20 Related to LBP Activities	\$0.00			
22	Amount of line 20 Related to Section 504 compliance	\$0.00			
23	Amount of line 20 Related to Security – Soft Costs	\$0.00			
24	Amount of Line 20 Related to Security – Hard Costs	\$0.00			
25	Amount of Line 20 Related to Energy Conservation Measures				
Signature of Executive Director: <i>Patricia Zorhan</i>		Date: <i>10/1/09</i>		Signature of Public Housing Director: _____ Date: _____	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: McMinnville Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P05350110 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Transfer funds to operating budget	1406	1	\$50,000.00				
PHA-Wide	Management Improvements	1408	1	\$150,000.00				
TN053000001	Capital Fund Management Fee	1410	1	\$75,000.00				
TN053000001	A/E Design Services	1430	1	\$30,000.00				
TN053000001	A/E Inspection Services	1430	1	\$15,000.00				
TN053000001	Environmental Review	1430	1	\$2,000.00				
TN053000001	Hazard Testing	1430	1	\$2,000.00				
TN053000001	Update flat rent study	1430	1	\$1,000.00				
TN053000001	Utility allowance review	1430	1	\$1,000.00				
TN053000001	Clerk of the Works	1460	1	\$50,000.00				
TN053000001	Force Account Labor (and fringe benefits) for modernization activities	1460	1	\$95,000.00				
TN053000001	Maintenance Vehicle	1475	1	\$25,000.00				
TN053000001	Computer Hardware	1475	1	\$10,000.00				
TN053000001	Office/community space furnishings/equipment	1475	1	\$10,000.00				
TN053000001	Replace telephone system	1475	1	\$10,000.00				
TN053000001	Site Improvements	1450	1	\$30,000.00				
TN053000001	Building Exterior	1460	1	\$30,000.00				
TN053000001	Roofing	1460	1	\$30,000.00				
TN053000001	HVAC	1460	1	\$20,000.00				
TN053000001	Electrical Improvements	1460	1	\$20,000.00				
TN053000001	Plumbing	1460	1	\$20,000.00				
TN053000001	Kitchen Renovation	1460	1	\$20,000.00				
TN053000001	Bathroom Renovation	1460	1	\$20,000.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: McMinnville Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P05350110 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ₂	
TN053000001	Finishes	1460	1	\$4,000.00				
TN053000001	Non-Dwelling Structures	1470	1	\$20,000.00				
TN053000001	Development Activities	1499	1	\$10,000.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

[illegible]form **HUD-50075-SA** (04/30/2003)

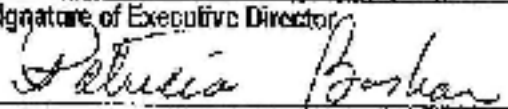
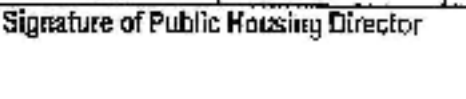
Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part I: Summary

PHA Name: McMinnville Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P05350109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00		
2	1406 Operations	\$8,760.00	\$30,317.00		
3	1408 Management Improvements	\$137,950.00	\$137,950.00		
4	1410 Administration	\$72,500.00	\$72,500.00		
5	1411 Audit	\$0.00	\$0.00		
6	1415 Liquidated Damages	\$0.00	\$0.00		
7	1430 Fees and Costs	\$81,000.00	\$81,000.00		
8	1440 Site Acquisition	\$0.00	\$0.00		
9	1450 Site Improvement	\$0.00	\$0.00		
10	1460 Dwelling Structures	\$410,790.00	\$410,790.00		
11	1465 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00		
12	1470 Nondwelling Structures	\$0.00	\$0.00		
13	1475 Nondwelling Equipment	\$3,000.00	\$3,000.00		
14	1485 Demolition	\$0.00	\$0.00		
15	1492 Moving to Work Demonstration	\$0.00	\$0.00		
16	1495.1 Relocation Costs	\$0.00	\$0.00		
17	1499 Development Activities	\$10,000.00	\$10,000.00		

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: McMinnville Housing Authority			Grant Type and Number Capital Fund Program Grant No: TN43P05350109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
16a	1501 Collateralization or Debt Service	\$0.00	\$0.00		
16b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00		
19	1502 Contingency	\$1,000.00	\$1,000.00		
20	Amount of Annual Grant: {sum of lines 2- 20}	\$725,000.00	\$746,557.00		
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00		
22	Amount of line 20 Related to Section 504 compliance	\$0.00	\$0.00		
23	Amount of line 20 Related to Security – Soft Costs	\$0.00	\$0.00		
24	Amount of Line 20 Related to Security – Hard Costs	\$0.00	\$0.00		
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 10/1/09		Signature of Public Housing Director 	
				Date	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: McMinnville Housing Authority			Grant Type and Number Capital Fund Program Grant No: TN43P05350109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	Transfer funds to operating budget	1406	1	\$8,760.00	\$30,317.00			
PHA-WIDE	Computer software	1408	1	\$2,000.00	\$2,000.00			
PHA-WIDE	Contract with City to provide police officer patrol	1408	1	\$70,000.00	\$70,000.00			
PHA-WIDE	Pay the cost for security lighting in all developments	1408	1	\$5,000.00	\$5,000.00			
PHA-WIDE	Pay fringe benefits for DEP Staff	1408	1	\$2,500.00	\$2,500.00			
PHA-WIDE	Salary for drug program coordinator	1408	1	\$12,000.00	\$12,000.00			
PHA-WIDE	Employee benefits for Res. Coordinator	1408	1	\$17,850.00	\$17,850.00			
PHA-WIDE	Resident coordinator	1408	1	\$26,100.00	\$26,100.00			
PHA-WIDE	Travel-Resident Coordinator	1408	1	\$500.00	\$500.00			
PHA-WIDE	Telephone service for Resident Activity Ctrs	1408	1	\$2,000.00	\$2,000.00			
PHA-WIDE	Capital Fund Management Fee	1410	1	\$72,500.00	\$72,500.00			
PHA-WIDE	Agency Plan Update	1430	1	\$6,500.00	\$6,500.00			
PHA-WIDE	A/E design services	1430	1	\$30,000.00	\$30,000.00			
PHA-WIDE	A/E inspection services	1430	1	\$15,000.00	\$15,000.00			
PHA-WIDE	CFP management assistance.	1430	1	\$17,000.00	\$17,000.00			
PHA-WIDE	Environmental Review	1430	1	\$2,000.00	\$2,000.00			
PHA-WIDE	Hazard testing	1430	1	\$2,000.00	\$2,000.00			
PHA-WIDE	Conduct an energy audit.	1430	1	\$7,000.00	\$7,000.00			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: McMinnville Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P05350109 Replacement Housing Factor Grant No:				Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	Update flat rent study.	1430	1	\$1,000.00	\$1,000.00			
PHA-WDE	Utility allowance review.	1430	1	\$500.00	\$500.00			
PHA-WIDE	Clerk of the Works	1460	1	\$65,430.00	\$65,430.00			
PHA-WIDE	Force Account Labor (and fringe benefits) for modernization activities.	1460	1	\$94,000.00	\$94,000.00			
PHA-WIDE	Replace existing central heating and cooling.	1460	10	\$40,000.00	\$40,000.00			
PHA-WIDE	Computer hardware	1475	1	\$3,000.00	\$3,000.00			
PHA-WIDE	Contingencies	1502	1	\$1,000.00	\$1,000.00			
TN43P053003b	Develop new public housing units.	1499	1	\$10,000.00	\$10,000.00			
TN43P053004a	Install bath accessories: towel bars, paper holder, toothbrush holder, tumbler, soap dish.	1460	32	\$4,000.00	\$4,000.00			
TN43P053004a	Replace medicine cabinet.	1460	32	\$4,800.00	\$4,800.00			
TN43P053004a	Remove existing heater and install heat/light/vent in all bathrooms.	1460	32	\$6,400.00	\$6,400.00			
TN43P053004a	Replace GFI protected outlet in bathrooms.	1460	32	\$1,600.00	\$1,600.00			
TN43P053004a	Clean and regrout ceramic tile floor and base in bathroom.	1460	32	\$3,200.00	\$3,200.00			
TN43P053004a	Remove existing and install new ceramic tile base in bathroom.	1460	800	\$3,200.00	\$3,200.00			
TN43P053004a	Remove existing and install new ceramic tile floor in bathroom.	1460	1000	\$8,000.00	\$8,000.00			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: McMinnville Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P05350109 Replacement Housing Factor Grant No:				Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN43P053004a	Install new lavatory drain lines to tee in wall.	1460	32	\$1,600.00	\$1,600.00			
TN43P053004a	Install new lavatory faucet.	1460	32	\$3,200.00	\$3,200.00			
TN43P053004a	Install new lavatory supplies and stops.	1460	32	\$1,120.00	\$1,120.00			
TN43P053004a	Replace water closet flange.	1460	32	\$800.00	\$800.00			
TN43P053004a	Remove existing and install new cementitious backer board and ceramic tile at tub.	1460	32	\$14,400.00	\$14,400.00			
TN43P053004a	Replace windows with new double hung insulated windows and insect screens.	1460	352	\$123,200.00	\$123,200.00			
TN43P053004a	Install new shade and curtain rod brackets.	1460	352	\$5,280.00	\$5,280.00			
TN43P053004a	Install new window sills.	1460	352	\$10,560.00	\$10,560.00			
TN43P053004b	Install new public address system.	1460	1	\$20,000.00	\$20,000.00			

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Part I: Summary

PHA Name: McMinnville Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43S05350109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009 ARRA	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$94,000.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$60,000.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$60,000.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$132,000.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$634,054.00	\$0.00	\$0.00	\$0.00
11	1465 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$3,000.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$24,000.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH) Part I: Summary					
PHA Name: McMinnville Housing Authority			Grant Type and Number Capital Fund Program Grant No: TM43805350109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009 ARRA
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18a	1501 Collateralization or Debt Service	\$0.00			
18b	8000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			
19	1502 Contingency	\$0.00			
20	Amount of Annual Grant: (sum of lines 2-20)	\$944,054.00			
21	Amount of line 20 Related to LSP Activities	\$0.00			
22	Amount of line 20 Related to Section 504 compliance	\$0.00			
23	Amount of line 20 Related to Security - Soft Costs	\$0.00			
24	Amount of Line 20 Related to Security - Hard Costs	\$0.00			
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director: <i>Patricia Barker</i>		Date: <i>10/1/09</i>		Signature of Public Housing Director: _____ Date: _____	

[illegible]

² To be completed for the Performance and Evaluation Report.

[illegible]

HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part I: Summary

PHA Name: McMinnville Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P05350108 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$13,000.00	\$13,000.00	\$9,931.00	\$9,931.00
3	1408 Management Improvements	\$149,950.00	\$149,950.00	\$149,950.00	\$37,867.00
4	1410 Administration	\$65,000.00	\$65,000.00	\$57,230.00	\$55,000.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$54,000.00	\$50,000.00	\$1,930.00	\$1,930.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$50,721.00	\$50,721.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$283,930.00	\$279,930.00	\$106,993.00	\$46,102.00
11	1465 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$3,000.00	\$3,000.00	\$0.00	\$0.00
14	1485 Demolition	\$8,000.00	\$8,000.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities	\$117,714.00	\$75,332.00	\$75,332.00	\$75,332.00

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary

PHA Name: McMinnville Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P05350108 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:				<input type="checkbox"/> Final Performance and Evaluation Report	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18a	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
18b	8000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2 - 20)	\$745,315.00	\$694,933.00	\$401,366.00	\$226,161.00
21	Amount of Line 20 Related to LBF Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of Line 20 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of Line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of Line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director: <i>Patricia Bosham</i>	Date: <i>10/1/09</i>	Signature of Public Housing Director:	Date:
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Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: McMinnville Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P05350108 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Transfer funds to operating budget	1406	1	\$13,000.00	\$13,000.00	\$9,931.00	\$9,931.00	
PHA-Wide	Computer Software	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Contract with City to provide police officer patrol	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Pay the cost for security lighting in all	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Pay fringe benefits for DEP Staff	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Salary for drug program coordinator	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Employee benefits for Res. Coordinator	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Resident coordinator	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Travel/Resident Coordinator	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Telephone Service for Resident Activity Centers	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Hire a Vista Worker	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Advertising	1410	1	\$500.00	\$500.00	\$0.00	\$0.00	
PHA-Wide	Capital Fund Management Fund	1410	1	\$57,230.00	\$57,230.00	\$57,230.00	\$55,000.00	
PHA-Wide	PHA staff salaries (Mod Coordinator)	1410	1	\$7,270.00	\$7,270.00	\$0.00	\$0.00	
PHA-Wide	Agency Plan Update	1430	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	A/E design services	1430	1	\$30,000.00	\$30,000.00	\$0.00	\$0.00	
PHA-Wide	A/E inspection services	1430	1	\$15,000.00	\$15,000.00	\$0.00	\$0.00	
PHA-Wide	CFP Management Assistance	1430	1	\$1,000.00	\$1,000.00	\$0.00	\$0.00	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: McMinnville Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P05350108 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Environmental Review	1430	1	\$2,000.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Hazard Testing	1430	1	\$2,000.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Update a flat rent study	1430	1	\$1,000.00	\$1,000.00	\$0.00	\$0.00	
PHA-Wide	Utility allowance review	1430	1	\$500.00	\$500.00	\$0.00	\$0.00	
PHA-Wide	Install new laboratory faucet	1460	50	\$2,750.00	\$2,750.00	\$0.00	\$0.00	
PHA-Wide	Replace existing showerheads with energy efficient showerheads	1460	1	\$5,000.00	\$5,000.00	\$963.00	\$963.00	
PHA-Wide	Clerk of the Works	1460	1	\$65,430.00	\$65,430.00	\$0.00	\$0.00	
PHA-Wide	Replace selected interior light fixtures with fluorescent fixtures	1460	1	\$5,500.00	\$5,500.00	\$0.00	\$0.00	
PHA-Wide	Force Account Labor (and fringe benefits) for modernization activities	1460	1	\$94,000.00	\$94,000.00	\$94,000.00	\$33,108.00	
PHA-Wide	Install new kitchen sink faucet	1460	50	\$7,500.00	\$7,500.00	\$0.00	\$0.00	
PHA-Wide	Replace water heater	1460	80	\$15,000.00	\$15,000.00	\$0.00	\$0.00	
PHA-Wide	Computer Hardware	1475	1	\$3,000.00	\$3,000.00	\$0.00	\$0.00	
TN43P053003b	Develop new public housing units.	1499	1	\$117,714.00	\$75,332.00	\$75,332.00	\$75,332.00	
TN43P053003c	Add parking and a cul – de – sac on Cope Street	1450	1	\$50,721.00	\$50,721.00	\$0.00	\$0.00	
TN43P053003c	Demolish 2-bedroom unit at the end of Cope Street	1485	1	\$8,000.00	\$8,000.00	\$0.00	\$0.00	
TN43P053004a	Renovate bathrooms in D-1 buildings	1460	16	\$44,000.00	\$0.00	\$0.00	\$0.00	
TN43P053004b	Convert three 0-bedroom units to two 1-bedroom units	1460	3	\$24,750.00	\$24,750.00	\$0.00	\$0.00	
PHA-Wide	All management improvements.	1408	1	\$149,950.00	\$149,950.00	\$149,950.00	\$37,867.00	
TN43P053001	Structural and general repairs at 305/307 Rainbow Street	1460	1	\$10,000.00	\$60,000.00	\$12,030.00	\$12,030.00	

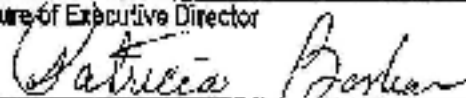
Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: McMinnville Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P05350108 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TN43P053003c	Demolition applications costs.	1430	1	\$2,500.00	\$2,500.00	\$1,930.00	\$1,930.00	
TN43P053003	Building exterior (windows)	1460	1	\$10,0000	\$0.00	\$0.00	\$0.00	Moved from yr 5 of the 2007 5 - yr plan.

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule					
PHA Name: McMinnville Housing Authority					Federal FY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date	
TN43P053001	06/30/10	N/A	12/31/08	6/30/2012	
TN43P053003b	06/30/10	N/A	12/31/08	6/30/2012	
TN43P053003c	06/30/10	N/A		6/30/2012	
TN43P053004a	06/30/10	N/A	12/31/08	6/30/2012	
TN43P053004b	06/30/10	N/A		6/30/2012	
Computer Software	06/30/10	N/A	12/31/08	6/30/2012	
Police Officers	06/30/10	N/A	12/31/08	6/30/2012	
Security Lighting	06/30/10	N/A	12/31/08	6/30/2012	
Fringe Benefits	06/30/10	N/A	12/31/08	6/30/2012	
DEP Coordinator	06/30/10	N/A	12/31/08	6/30/2012	
Utility Review	06/30/10	N/A	12/31/08	6/30/2012	
Res. Coordinator	06/30/10	N/A	12/31/08	6/30/2012	
Res. Coordinator Benefits	06/30/10	N/A	12/31/08	6/30/2012	
Travel	06/30/10	N/A	12/31/08	6/30/2012	
Telephone	06/30/10	N/A	12/31/08	6/30/2012	
Staff Training	06/30/10	N/A	12/31/08	6/30/2012	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary

PHA Name: McMinnville Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P05350107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$134,633.00	\$117,974.00	\$117,974.00	\$117,974.00
4	1410 Administration	\$20,367.00	\$69,400.00	\$69,400.00	\$69,400.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$69,500.00	\$23,712.00	\$23,712.00	\$23,712.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$200,800.00	\$50,629.00	\$50,629.00	\$50,629.00
11	1465 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$3,000.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$4,000.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities	\$261,799.00	\$432,384.00	\$432,384.00	\$432,384.00

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PIA Name: McMinnville Housing Authority			Grant Type and Number Capital Fund Program Grant No: TN43P05350107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/08 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18a	1511 Capitalization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
18b	9030 Capitalization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2 – 20)	\$694,099.00	\$694,099.00	\$694,099.00	\$694,099.00
21	Amount of line 20 Related to BP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of Line 20 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director 		Date 10/1/09	Signature of Public Housing Director Date 		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: McMinnville Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P05350107 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-WIDE	Transfer funds to operating budget	1406	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-WIDE	Computer software	1408	1	\$2,000.00	\$0.00	\$0.00	\$0.00	
PHA-WIDE	Contract with City to provide police officer patrol	1408	1	\$60,000.00	\$60,029.00	\$60,029.00	\$60,029.00	x
PHA-WIDE	Pay the cost for security lighting in all development	1408	1	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	x
PHA-WIDE	Pay fringe benefits for DEP Staff	1408	1	\$1,000.00	\$466.00	\$466.00	\$466.00	x
PHA-WIDE	Salary for drug program coordinator	1408	1	\$6,000.00	\$4,869.00	\$4,869.00	\$4,869.00	x
PHA-WIDE	Utility allowance review	1408	1	\$500.00	\$0.00	\$0.00	\$0.00	
PHA-WIDE	Employee benefits for Res. Coordinator	1408	1	\$18,000.00	\$17,669.00	\$17,669.00	\$17,669.00	x
PHA-WIDE	Resident coordinator	1408	1	\$26,000.00	\$26,536.00	\$26,536.00	\$26,536.00	x
PHA-WIDE	Travel-Resident Coordinator	1408	1	\$1,000.00	\$1,221.00	\$1,221.00	\$1,221.00	x
PHA-WIDE	Telephone service for Resident Activity Ctrs	1408	1	\$1,633.00	\$2,184.00	\$2,184.00	\$2,184.00	x
PHA-WIDE	DEP Coordinator	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-WIDE	Vista Worker	1408	1	\$12,500.00	\$0.00	\$0.00	\$0.00	
PHA-WIDE	Staff Training	1408	1	\$1,000.00	\$0.00	\$0.00	\$0.00	
PHA-WIDE	Advertising	1410	1	\$367.00	\$0.00	\$0.00	\$0.00	
PHA-WIDE	Employee benefits	1410	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-WIDE	PHA staff salaries (mod coordinator)	1410	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-WIDE	Capital Fund Management Fee	1410	1	\$20,000.00	\$69,400.00	\$69,400.00	\$69,400.00	x

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: McMinnville Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P05350107 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-WIDE	Agency plan update	1430	1	\$6,500.00	\$0.00	\$0.00	\$0.00	
PHA-WIDE	A/E design services	1430	1	\$30,000.00	\$0.00	\$0.00	\$0.00	
PHA-WIDE	A/E inspection services	1430	1	\$15,000.00	\$23,712.00	\$23,712.00	\$23,713.00	x
PHA-WIDE	CFP management assistance.	1430	1	\$17,000.00	\$0.00	\$0.00	\$0.00	
PHA-WIDE	Conduct lead-based paint testing and risk assessments.	1430	1	\$1,000.00	\$0.00	\$0.00	\$0.00	
PHA-WIDE	Remediate mold and mildew.	1460	1	\$6,000.00	\$0.00	\$0.00	\$0.00	
PHA-WIDE	Clerk of the Works	1460	1	\$73,000.00	\$0.00	\$0.00	\$0.00	
PHA-WIDE	Force Account Labor (and fringe benefits) for modernization activities.	1460	1	\$91,800.00	\$47,383.00	\$47,383.00	\$47,383.00	x
PHA-WIDE	Computer hardware	1475	1	\$2,000.00	\$0.00	\$0.00	\$0.00	
PHA-WIDE	Purchase maintenance tools and equipment.	1475	1	\$1,000.00	\$0.00	\$0.00	\$0.00	
PHA-WIDE	Cost for relocation of residents for comprehensive modernization.	1495.1	10	\$4,000.00	\$0.00	\$0.00	\$0.00	
TN43P053003a	Develop new public housing units.	1499	1	\$261,799.00	\$432,268.00	\$432,268.00	\$432,268.00	
TN43P053004b	Convert units	1460	2	\$20,000.00	\$0.00	\$0.00	\$0.00	
TN43P053004a	Renovate bathrooms in 2-story, 1-bedroom unit	1460	16	\$10,000.00	\$3,246.00	\$3,246.00	\$3,246.00	x
TN43P053003a	Advertising for new development	1499	1	\$0.00	\$116.00	\$116.00	\$116.00	x

[illegible]

form HUD-50075.1 (4/2008)

Capital Fund Program – Five Year Action Plan

U.S. Department of Housing and Urban Development
 OFFICE OF PUBLIC AND INDIAN HOUSING
Expires 4/30/2011

PART I: SUMMARY						
PHA Name/Number McMinnville Housing Authority / TN053			Locality (City/County & State) McMinnville /Warren Co., Tennessee		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	\$414,000.00	\$414,000.00	\$414,000.00	\$414,000.00
C.	Management Improvements		\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00
E.	ADMINISTRATION		\$51,000.00	\$51,000.00	\$51,000.00	\$51,000.00
F.	Other		\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$750,000.00	\$750,000.00	\$750,000.00	\$750,000.00
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00
M.	Grand Total		\$750,000.00	\$750,000.00	\$750,000.00	\$750,000.00

PART I: SUMMARY (CONTINUATION)

PHA Name/Number McMinnville Housing Authority / TN053			Locality (City/county & State) McMinnville / Warren Co., Tennessee		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
		Annual Statement				
	TN053000001		\$750,000.00	\$750,000.00	\$750,000.00	\$750,000.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009	Work Statement for Year 2011 FFY 2011			Work Statement for Year: 2012 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
SEE						
ANNUAL	TN053000001			TN053000001		
Statement	Comprehensive Modernization including: Site improvements, building exterior, kitchen and bath renovations, electrical, mechanical, plumbing, finishes, carpentry, and HVAC		\$414,000.00	Comprehensive Modernization including: Site improvements, building exterior, kitchen and bath renovations, electrical, mechanical, plumbing, finishes, carpentry, and HVAC		\$414,000.00
	Subtotal of Estimated Cost		\$414,000.00	Subtotal of Estimated Cost		\$414,000.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2013 FFY 2013			Work Statement for Year: 2014 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Statement	TN053000001			TN053000001		
	Comprehensive Modernization including: Site improvements, building exterior, kitchen and bath renovations, electrical, mechanical, plumbing, finishes, carpentry, and HVAC		\$414,000.00	Comprehensive Modernization including: Site improvements, building exterior, kitchen and bath renovations, electrical, mechanical, plumbing, finishes, carpentry, and HVAC		\$414,000.00
	Subtotal of Estimated Cost		\$414,000.00	Subtotal of Estimated Cost		\$414,000.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2009	Work Statement for Year 2011 FFY 2011		Work Statement for Year: 2012 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
SEE	TN053000001		TN053000001	
ANNUAL	Operations	\$50,000.00	Operations	\$50,000.00
Statement	Management Improvements	\$150,000.00	Management Improvements	\$150,000.00
	Administration Fee	\$75,000.00	Administration Fee	\$75,000.00
	Fees and Costs	\$51,000.00	Fees and Costs	\$51,000.00
	Non-Dwelling Equipment	\$10,000.00	Non-Dwelling Equipment	\$10,000.00
	Subtotal of Estimated Cost	\$336,000.00	Subtotal of Estimated Cost	\$336,000.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2009	Work Statement for Year 2013 FFY 2013		Work Statement for Year: 2014 FFY 2014	
	Development Number/Name	Estimated Cost	Development Number/Name	Estimated Cost
	General Description of Major Work Categories		General Description of Major Work Categories	
SEE	TN053000001		TN053000001	
ANNUAL	Operations	\$50,000.00	Operations	\$50,000.00
	Management Improvements	\$150,000.00	Management Improvements	\$150,000.00
	Administration Fee	\$75,000.00	Administration Fee	\$75,000.00
	Fees and Costs	\$51,000.00	Fees and Costs	\$51,000.00
	Non-Dwelling Equipment	\$10,000.00	Non-Dwelling Equipment	\$10,000.00
	Subtotal of Estimated Cost	\$336,000.00	Subtotal of Estimated Cost	\$336,000.00